

| BUILDING CHARACTERISTICS                                                                                                                       |  |                  |  |                  |  |             |  |                   |  | MARKET ADJUSTMENTS        |  |           |  |                   |  |                 |  |                           |  | NASSAU COUNTY PROPERTY |  |         |  |      |  |     |  |      |  |      |  |      |  |        |  |       |  |
|------------------------------------------------------------------------------------------------------------------------------------------------|--|------------------|--|------------------|--|-------------|--|-------------------|--|---------------------------|--|-----------|--|-------------------|--|-----------------|--|---------------------------|--|------------------------|--|---------|--|------|--|-----|--|------|--|------|--|------|--|--------|--|-------|--|
| CONSTRUCTION                                                                                                                                   |  |                  |  |                  |  |             |  |                   |  | VALUATION SUMMARY         |  |           |  |                   |  |                 |  |                           |  | PAGE 1 of 1            |  |         |  |      |  |     |  |      |  |      |  |      |  |        |  |       |  |
| ELEMENT                                                                                                                                        |  | CD               |  | 05               |  | AVERAGE 100 |  | 0100              |  | MDL                       |  | 2,557     |  | 108.7680          |  | EFF. BASE RATE  |  | 114.21                    |  | REPL. COST NEW         |  | 292,035 |  | 1992 |  | EYB |  | ECON |  | FNCT |  | NORM |  | % COND |  | 87.75 |  |
| Exterior Wall                                                                                                                                  |  | 03               |  | GABLE/HIP 100    |  | 1           |  | SINGLE FAM        |  | 100%                      |  | - 0       |  | Heated Area: 2512 |  | HX Base Yr 1981 |  |                           |  |                        |  |         |  |      |  |     |  |      |  |      |  |      |  |        |  |       |  |
| Roof Structur                                                                                                                                  |  | 03               |  | COMP SHNGL 100   |  |             |  |                   |  |                           |  |           |  |                   |  |                 |  |                           |  |                        |  |         |  |      |  |     |  |      |  |      |  |      |  |        |  |       |  |
| Roof Cover                                                                                                                                     |  | 05               |  | DRYWALL 100      |  |             |  |                   |  |                           |  |           |  |                   |  |                 |  |                           |  |                        |  |         |  |      |  |     |  |      |  |      |  |      |  |        |  |       |  |
| Interior Wall                                                                                                                                  |  | 14               |  | CARPET 90        |  |             |  |                   |  |                           |  |           |  |                   |  |                 |  |                           |  |                        |  |         |  |      |  |     |  |      |  |      |  |      |  |        |  |       |  |
| Interior Floo                                                                                                                                  |  | 08               |  | SHT VINYL 10     |  |             |  |                   |  |                           |  |           |  |                   |  |                 |  |                           |  |                        |  |         |  |      |  |     |  |      |  |      |  |      |  |        |  |       |  |
| Air Condition                                                                                                                                  |  | 03               |  | CENTRAL 100      |  |             |  |                   |  |                           |  |           |  |                   |  |                 |  |                           |  |                        |  |         |  |      |  |     |  |      |  |      |  |      |  |        |  |       |  |
| Heating Type                                                                                                                                   |  | 04               |  | AIR DUCTED 100   |  |             |  |                   |  |                           |  |           |  |                   |  |                 |  |                           |  |                        |  |         |  |      |  |     |  |      |  |      |  |      |  |        |  |       |  |
| Bedrooms                                                                                                                                       |  |                  |  | 3 100            |  |             |  |                   |  |                           |  |           |  |                   |  |                 |  |                           |  |                        |  |         |  |      |  |     |  |      |  |      |  |      |  |        |  |       |  |
| Bathrooms                                                                                                                                      |  |                  |  | 2 100            |  |             |  |                   |  |                           |  |           |  |                   |  |                 |  |                           |  |                        |  |         |  |      |  |     |  |      |  |      |  |      |  |        |  |       |  |
| Frame                                                                                                                                          |  | 02               |  | WOOD FRAME 100   |  |             |  |                   |  |                           |  |           |  |                   |  |                 |  |                           |  |                        |  |         |  |      |  |     |  |      |  |      |  |      |  |        |  |       |  |
| Stories                                                                                                                                        |  | 1.               |  | 1. 100           |  |             |  |                   |  |                           |  |           |  |                   |  |                 |  |                           |  |                        |  |         |  |      |  |     |  |      |  |      |  |      |  |        |  |       |  |
| Units                                                                                                                                          |  | 0                |  | 0 100            |  |             |  |                   |  |                           |  |           |  |                   |  |                 |  |                           |  |                        |  |         |  |      |  |     |  |      |  |      |  |      |  |        |  |       |  |
| BUD8 Adjustme                                                                                                                                  |  | 04               |  | DIST 01 100      |  |             |  |                   |  |                           |  |           |  |                   |  |                 |  |                           |  |                        |  |         |  |      |  |     |  |      |  |      |  |      |  |        |  |       |  |
| Occupancy                                                                                                                                      |  | 00               |  | NONE 100         |  |             |  |                   |  |                           |  |           |  |                   |  |                 |  |                           |  |                        |  |         |  |      |  |     |  |      |  |      |  |      |  |        |  |       |  |
| Quality                                                                                                                                        |  | 05               |  | Quality Level 05 |  |             |  |                   |  |                           |  |           |  |                   |  |                 |  |                           |  |                        |  |         |  |      |  |     |  |      |  |      |  |      |  |        |  |       |  |
| DOR CODE                                                                                                                                       |  | 0100             |  | SINGLE FAMILY    |  |             |  |                   |  |                           |  |           |  |                   |  |                 |  |                           |  |                        |  |         |  |      |  |     |  |      |  |      |  |      |  |        |  |       |  |
| MAP NUM                                                                                                                                        |  |                  |  | MKT AREA         |  |             |  |                   |  |                           |  |           |  |                   |  |                 |  |                           |  |                        |  |         |  |      |  |     |  |      |  |      |  |      |  |        |  |       |  |
| NEIGHBORHOOD/LOC                                                                                                                               |  | 4031.00          |  |                  |  |             |  |                   |  |                           |  |           |  |                   |  |                 |  |                           |  |                        |  |         |  |      |  |     |  |      |  |      |  |      |  |        |  |       |  |
| AREA TYPE                                                                                                                                      |  | TOTAL GROSS AREA |  | PCT OF BASE      |  | YEAR        |  | TOT ADJ AREA      |  | SUBAREA MARKET VALUE      |  |           |  |                   |  |                 |  |                           |  |                        |  |         |  |      |  |     |  |      |  |      |  |      |  |        |  |       |  |
| BAS                                                                                                                                            |  | 1,866            |  | 100              |  | 1993        |  | 1,866             |  | 187,009                   |  |           |  |                   |  |                 |  |                           |  |                        |  |         |  |      |  |     |  |      |  |      |  |      |  |        |  |       |  |
| BAS                                                                                                                                            |  | 547              |  | 100              |  | 1997        |  | 547               |  | 54,820                    |  |           |  |                   |  |                 |  |                           |  |                        |  |         |  |      |  |     |  |      |  |      |  |      |  |        |  |       |  |
| BAS                                                                                                                                            |  | 99               |  | 100              |  | 2010        |  | 99                |  | 9,922                     |  |           |  |                   |  |                 |  |                           |  |                        |  |         |  |      |  |     |  |      |  |      |  |      |  |        |  |       |  |
| FOP                                                                                                                                            |  | 150              |  | 30               |  | 1993        |  | 45                |  | 4,509                     |  |           |  |                   |  |                 |  |                           |  |                        |  |         |  |      |  |     |  |      |  |      |  |      |  |        |  |       |  |
| TOTALS                                                                                                                                         |  | 2,662            |  |                  |  |             |  | 2,557             |  | 256,261                   |  |           |  |                   |  |                 |  |                           |  |                        |  |         |  |      |  |     |  |      |  |      |  |      |  |        |  |       |  |
| EXTRA FEATURES                                                                                                                                 |  |                  |  |                  |  |             |  |                   |  |                           |  |           |  |                   |  |                 |  |                           |  |                        |  |         |  |      |  |     |  |      |  |      |  |      |  |        |  |       |  |
| 96116 DURDEN RD, YULEE                                                                                                                         |  |                  |  |                  |  |             |  |                   |  |                           |  |           |  |                   |  |                 |  |                           |  |                        |  |         |  |      |  |     |  |      |  |      |  |      |  |        |  |       |  |
| BLD DATE                                                                                                                                       |  |                  |  |                  |  |             |  |                   |  |                           |  |           |  |                   |  |                 |  |                           |  |                        |  |         |  |      |  |     |  |      |  |      |  |      |  |        |  |       |  |
| XF DATE                                                                                                                                        |  |                  |  |                  |  |             |  |                   |  |                           |  |           |  |                   |  |                 |  |                           |  |                        |  |         |  |      |  |     |  |      |  |      |  |      |  |        |  |       |  |
| INC DATE                                                                                                                                       |  |                  |  |                  |  |             |  |                   |  |                           |  |           |  |                   |  |                 |  |                           |  |                        |  |         |  |      |  |     |  |      |  |      |  |      |  |        |  |       |  |
| LGL DATE                                                                                                                                       |  |                  |  |                  |  |             |  |                   |  |                           |  |           |  |                   |  |                 |  |                           |  |                        |  |         |  |      |  |     |  |      |  |      |  |      |  |        |  |       |  |
| LAND DATE                                                                                                                                      |  |                  |  |                  |  |             |  |                   |  |                           |  |           |  |                   |  |                 |  |                           |  |                        |  |         |  |      |  |     |  |      |  |      |  |      |  |        |  |       |  |
| AG DATE                                                                                                                                        |  |                  |  |                  |  |             |  |                   |  |                           |  |           |  |                   |  |                 |  |                           |  |                        |  |         |  |      |  |     |  |      |  |      |  |      |  |        |  |       |  |
| 04/14/2025                                                                                                                                     |  |                  |  |                  |  |             |  |                   |  |                           |  |           |  |                   |  |                 |  |                           |  |                        |  |         |  |      |  |     |  |      |  |      |  |      |  |        |  |       |  |
| MLU                                                                                                                                            |  |                  |  |                  |  |             |  |                   |  |                           |  |           |  |                   |  |                 |  |                           |  |                        |  |         |  |      |  |     |  |      |  |      |  |      |  |        |  |       |  |
| BUILDING NOTES                                                                                                                                 |  |                  |  |                  |  |             |  |                   |  |                           |  |           |  |                   |  |                 |  |                           |  |                        |  |         |  |      |  |     |  |      |  |      |  |      |  |        |  |       |  |
| BUILDING DIMENSIONS                                                                                                                            |  |                  |  |                  |  |             |  |                   |  |                           |  |           |  |                   |  |                 |  |                           |  |                        |  |         |  |      |  |     |  |      |  |      |  |      |  |        |  |       |  |
| BAS=[YR=1997] W34 S19 BAS=[YR=1993] W14 S42 E18 FOP=[YR=1993] E30 N5 W30 S5\$ N5 E30 N37 BAS=[YR=2010] N9 W11 S9 E11\$ W34\$ E23 N9 E11 N10\$. |  |                  |  |                  |  |             |  |                   |  |                           |  |           |  |                   |  |                 |  |                           |  |                        |  |         |  |      |  |     |  |      |  |      |  |      |  |        |  |       |  |
| REVIEW DATE                                                                                                                                    |  | 01/01/2023       |  | BY               |  | CD          |  | Total Acres: 0.70 |  | Total Land Value: 125,000 |  | Market: 0 |  | Agricultural: 0   |  | Common: 125,000 |  | PRINTED 07/09/2026 BY SYS |  |                        |  |         |  |      |  |     |  |      |  |      |  |      |  |        |  |       |  |